

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

July 7, 2016



FP16-09: proposed Final Plat of Hope Subdivision – Phase 1

SIZE AND LOCATION: 4.73 acres of land located generally southeast from the intersection of Imperial Valley Drive and Crystal Brook Drive

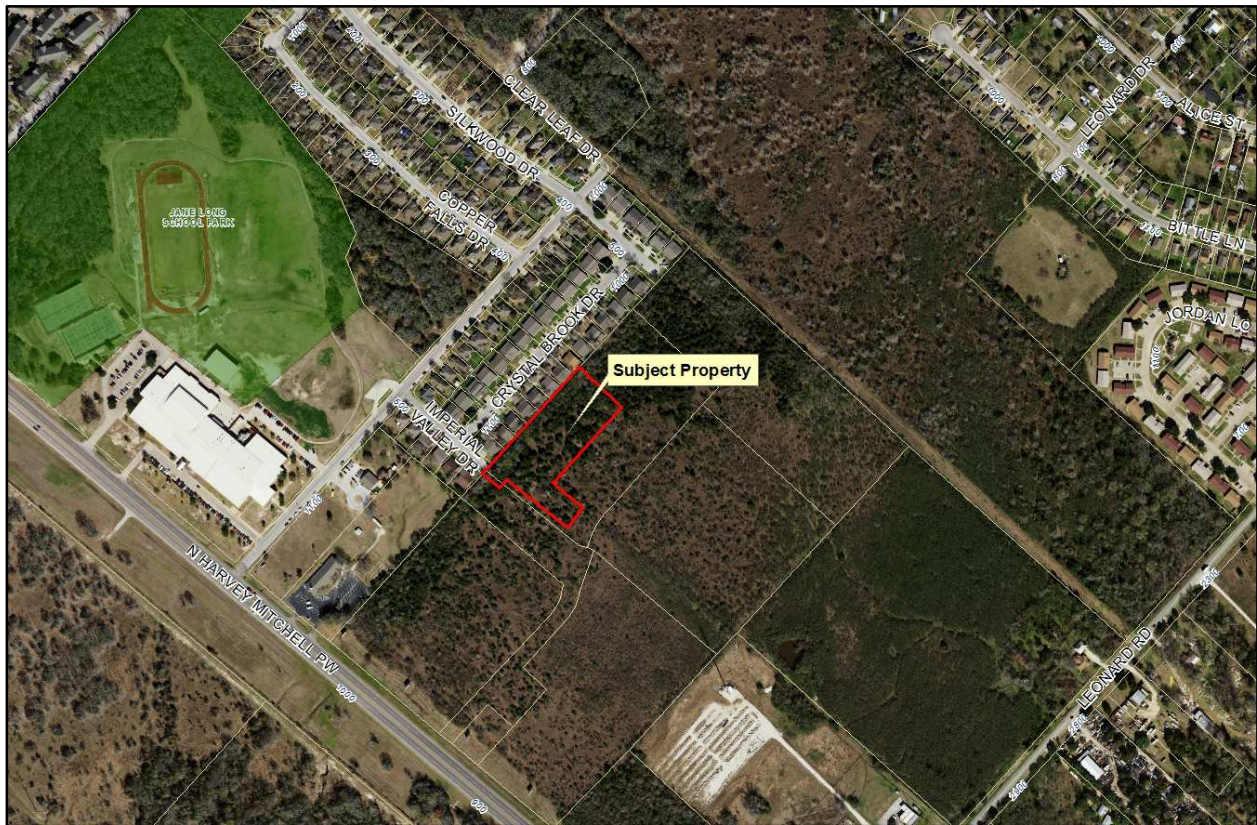
EXISTING LAND USE: vacant acreage

ZONING: Residential District – 5000

APPLICANT(S): Jim Davis, on behalf of Bryan/College Station Habitat for Humanity, Inc.

AGENT(S): Civil Engineering Consultants – Fred Paine

STAFF CONTACT: Stephanie Doland, Staff Planner



PROPOSED SUBDIVISION:

Bryan/College Station Habitat for Humanity, represented by the applicant, Mr. Jim Davis, owns 17.88 acres of land located northeast of the intersection of FM 2818 and Clear Leaf Drive. Habitat for Humanity intends to develop these 17.88 acres of land into a single-family residential subdivision in 5 phases. The proposed final plat of Hope Subdivision - Phase 1 depicts the westernmost 4.73 acres of these 17.88 acres of land. The proposed final plat of Phase 1 will create 22 new single-family lots.

The plat also proposes the dedication of two public rights-of-way; the extension of Imperial Valley Drive, and the dedication of Millard Way. Both public rights-of-way are designed to the City of Bryan standard for local streets with 50 feet of right-of-way and 27 feet of pavement. 5-foot wide sidewalks will be built along both sides of Imperial Valley Drive and Millard Way.

Public utility service to the new lots will be provided by a proposed 6-inch water line and a proposed 6-inch sewer line located along Imperial Valley Drive and Millard Way. Additionally, underground public electricity infrastructure will be built along the east side of Imperial Valley and the northwest side of Millard Way.

Parkland dedication and development fees totaling \$11,440 are due before this proposed final plat may be recorded, as required by subdivision regulations

RELATION TO MASTER PLAN:

The proposed final plat is substantially in conformance with the Master Preliminary Plan of Hope Subdivision, which is also scheduled for consideration by the Planning and Zoning Commission during its regular meeting on July 7, 2016 (case no. MP16-03).

RECOMMENDATION:

This proposed final plat conforms to all applicable standards and policies that the City of Bryan has adopted. The Site Development Review Committee and staff recommend **approving** this proposed final plat.